



ALLSTON/BRIGHTON DATA PROFILE

Department of Neighborhood Development
Policy Development & Research Division

	<u>Allston/Brighton</u>	<u>Boston</u>
TOTAL POPULATION (US Bureau of the Census)		
2000	69,648	589,141
1990	70,284	574,383
% Change 1990-2000	-0.1%	2.6%
LAND AREA (Sq. Miles)	4.4	47.6
DENSITY, Persons per Square Mile		
2000	15,829	12,377
1990	15,974	12,067
OPEN SPACE, Percent of Neighborhood Land Area		
1999	19.4%	20.7%
RACE & ETHNICITY, 2000 Number and Percentages (US Bureau of the Census)		
White	47,835 (69%)	291,561 (50%)
Black	3,110 (4%)	140,305 (24%)
Hispanic	6,336 (9%)	85,089 (14%)
Asian or Pacific Islander	9,611 (14%)	44,280 (8%)
Native American	105 (<1%)	1,517 (<1%)
Other	828 (1%)	8,215 (1%)
Multi-Racial	1,823 (3%)	18,174 (3%)
AGE, 2000 Number and Percentages (US Bureau of the Census)		
Under 18	6,485 (9%)	116,559 (20%)
18-64	56,614 (81%)	411,246 (70%)
65+	6,549 (9%)	61,336 (10%)
MEDIAN HOUSEHOLD INCOME, 1998 Estimate (PCensus Estimate)		
	\$40,854	\$39,987
POVERTY RATE, 1990 (US Bureau of the Census, HUD Adjusted Poverty Universe)		
	20.1%	16.7%

ALLSTON/BRIGHTON DATA PROFILE (Continued)

Allston/Brighton

Boston

RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, between \$25,000 and \$1,000,000)

<u>Year</u>	<u>Allston/ Brighton Sales</u>	<u>Allston/ Brighton Median Price</u>	<u>Boston Sales</u>	<u>Boston Median Price</u>
January – June 2002	304	\$247,000	3,802	\$300,000
2001	714	\$196,625	6,297	\$263,900
2000	806	\$158,767	7,480	\$224,000
1999	959	\$132,000	8,183	\$182,000
1998	733	\$127,000	7,041	\$162,500

RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, between \$25,000 and \$1,000,000)

January – June 2002	1 (<1%)	19 (<1%)
2001	3 (<1%)	32 (<1%)
2000	9 (1%)	75 (1%)
1999	16 (2%)	177 (2%)
1998	10 (1%)	210 (3%)

ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

2001	Residential	2 (0.03%)	260 (0.3%)
	Commercial/Mixed	3 (0.4%)	114 (1.5%)
2000	Residential	1 (0.02%)	376 (0.5%)
	Commercial/Mixed	1 (0.1%)	179 (2.4%)

HOUSEHOLDS & TENURE, 2000

(US Bureau of the Census)

Occupied Housing Units	30,505	239,528
Percentage Owner-Occupants	19.6%	30.7%

ALLSTON/BRIGHTON DATA PROFILE (Continued)

BUILDINGS & TENURE, January 1, 2001

(City of Boston Department of Assessing)

<u>Property Type</u>	<u>Allston/Brighton</u>			<u>Boston</u>		
	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	1,614	26.2%	78.6%	29,763	39.4%	81.0%
Two Family	2,591	42.1%	60.7%	18,377	24.3%	69.7%
Three Family	900	14.6%	40.3%	15,854	21.0%	53.1%
Total 1, 2, 3 Family Properties	5,105	N/A	62.8%	63,994	N/A	70.8%
Four-Six Family	283	4.6%	16.6%	2,916	3.9%	27.8%
Apartment Buildings	344	5.6%	1.2%	2,285	3.0%	5.4%
Mixed Residential/Commercial	143	2.3%	11.1%	2,353	3.1%	14.9%
Condominium Associations	284	4.6%	N/A	4,013	5.3%	N/A
Condominium Units	6,994	N/A	32.8%	38,378	N/A	48.4%
Total Residential & Mixed Properties	6,159	N/A	N/A	75,561	N/A	N/A

Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties.

COMMERCIAL SALES

(Banker & Tradesman)

	<u>Allston/Brighton</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2001	19	\$37,836,614	212	\$634,800,000
2000	23	\$24,503,324	288	\$1,084,900,000
1999	12	\$12,984,500	288	\$550,300,000
1998	19	\$17,929,426	296	\$1,217,300,000

COMMERCIAL RENTS, February, 2002

(DND Annual Survey of community development corporations and Main Streets District managers)

Retail / Square Foot (estimates)	\$24-40	N/A
Office / Square Foot (estimates)	\$15-25	N/A